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SITE SUMMARY AND RECOMMENDATION

The Yurgin Motors site (CERCLIS ID No. NJD982790966) is an inactive, former automotive repair facility located on Route 45 (Bridgeton Pike) in Mantua Township, Gloucester County, New Jersey. The site is located in a rural area which consists of a mix of small farms, private residences, and light commercial properties. The property consists of one office/shop building, one collapsed storage building, several office trailers, and eight box trailers. The site is approximately 26.15 acres in size and is bordered to the west by Route 45, to the north and south by wooded lots, and to the east by an open lot.

On 20 May 1996, the site was formally referred to the United States Environmental Protection Agency (EPA). Preliminary site assessments conducted by EPA and Region II Superfund Technical Assessment and Response Team (START) personnel noted that drums, compressed gas cylinders, and several hundred small containers were abandoned on site. Many of these containers were in a deteriorated condition, with many leaking their contents to the ground surface. Staining of soil was evident in the areas adjacent to leaking drums. Buildings on site were noted to be in extremely poor condition. A fence was observed along the west border of the site; however, the site was accessible from other sides, primarily the northwest corner of the site. In addition, there was evidence of vandalism and public entry. Subsequent to these preliminary assessments, an Action Memorandum, requesting a Removal Action at the Yurgin Motors site, was prepared by EPA. This Action Memorandum was approved by the EPA Regional Administrator on 13 September 1996.

On 30 September 1996, EPA, Region II START, and the Emergency Response Cleanup Services (ERCS) contractor (OHM Remediation Services Corporation) mobilized to the Yurgin Motors site to initiate removal action activities. During the Removal Action, a total of 166 drums, 2,520 small containers (1 gallon or less), 205 five-gallon buckets, and 19 gas cylinders were identified on site. In addition, visibly contaminated soil (approximately 5,000 square feet) was observed in the area of the drums. Two 1,000-gallon gasoline underground storage tanks (USTs) were also identified on site.

Analytical results from drum sampling activities conducted during the EPA Removal Action indicated the presence of volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs). PCBs were also detected in soil samples collected in the area of the drums located in the northern section of the property.

The small containers, 5-gallon buckets, gas cylinders and drums were removed from the site to permitted facilities during EPA Removal Action. In addition, the contents of the gasoline USTs were pumped and removed from the site. These tanks still remain in place. Contaminated soil was excavated from the former drum storage area until post-excavation soil samples indicated PCB levels below 10 parts per million (ppm). Contaminated soil was excavated from 16 grids; 1 foot of soil was removed from 13 of the grids and 2.5 to 3 feet were removed from the remaining three grids. This activity resulted in the removal of approximately 345 cubic yards of PCB-contaminated soil from the site to permitted facilities. Residual PCB-contaminated soil (less than 10 ppm) may still exist in this area. Subsequent to the removal of PCB-contaminated soil from the former drum storage area, all excavation areas were returned to grade with 1 to 3 feet of clean fill. EPA and removal contractor personnel demobilized from the site on 7 February 1997.

No observed release of contaminants to groundwater is documented. Based on the fact that contamination to soil is documented, a release to the water table aquifer (i.e., Composite Confining Bed) is suspected. The Composite Confining Bed is not used for potable purposes in this area. Potable private and public supply wells

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SITE SUMMARY AND RECOMMENDATION (CONT'D)

exist within 4 miles of the site. The nearest downgradient potable well is located approximately 0.1 mile from the site. This well is screened in the PRM aquifer (i.e., not the aquifer of concern), which is overlain by a 122-foot thick confining layer. This well is not expected to have been impacted by the site. No wells screened within the aquifer of concern (i.e., Mt. Laurel-Wenonah aquifer) are expected to have been impacted by the site. Groundwater is used as a resource within 4 miles of the site (i.e., agricultural purposes).

A release of contaminants to surface water is not observed or suspected. The nearest perennial surface water is the Edwards Run, which is a fishery/sensitive environment located 0.75 mile southeast of the site. Based on the distance of this surface water from waste sources, site topography, mobility of PCBs, and the permeability of the underlying soils, a release to the Edwards Run is not observed or suspected. There are no potable intakes within the 15-mile target distance limit. One Federally-listed threatened species habitat and 16.3 miles of wetland frontage exist along the surface water pathway.

Observed soil contamination was identified during the EPA Removal action. Approximately 345 cubic yards of PCB-contaminated soil (concentrations above 10 ppm) were removed from the site. Residual soil contamination (less than 10 ppm) may still exist on site. There is one residence located approximately 150 feet from the site; however, this residence is not located within 200 feet of documented soil contamination. There are no schools or day care centers within 200 feet of observed contamination.

A release to air is not observed or suspected. Approximately 29,910 people live within 4 miles of the site. The nearest sensitive environment is a wetland located 0.25 mile from the site. There are 13 state-listed endangered species habitats and 1 federally-listed threatened species habitat within 4 miles of the site. In addition, approximately 1,715 acres of wetlands exist within 4 miles of the site.

A PREScore evaluation (PREScore 4.1) of the Yurgin Motors site was conducted. The site was evaluated using a waste quantity of 5,000 square feet of residual PCB-contaminated soil (less than 10 ppm). The quantities of the 5-gallon buckets, gas cylinders, drums, and PCB-contaminated soil (concentrations greater than 10 ppm) were not included in this evaluation, as these waste sources were removed from the site to permitted facilities during the EPA Removal Action, thus meeting the criteria for qualifying removals under CERCLA. The PREScore evaluation resulted in an overall site score of 3.14, which is below the cutoff score of 28.5. Based on an evaluation of the above conditions, a recommendation of **NO FURTHER REMEDIAL ACTION PLANNED (NFRAP)** is given for the Yurgin Motors site.

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PREScore 4.1
HRS DOCUMENTATION RECORD

1. Site Name: YURGIN MOTORS
   (as entered in CERCLIS)

2. Site CERCLIS Number: NJD982790966

3. Site Reviewer: DENNIS J. FOERTER, CHMM

4. Date: 7/14/97

5. Site Location: MANTUA TWP., GLOUCESTER, NJ
   (City/County,State)

6. Congressional District: 15

7. Site Coordinates: Single

   Latitude: 39°45'35.0" Longitude: 75°12'18.0"

	Score
Ground Water Migration Pathway Score (Sgw)	1.06
Surface Water Migration Pathway Score (Ssw)	6.15
Soil Exposure Pathway Score (Ss)	0.00
Air Migration Pathway Score (Sa)	0.65

Site Score	3.14

NOTE

Site names, and references to specific parcels or properties, are provided for general identification purposes only. Knowledge regarding the extent of sites will be refined as more information is developed during the RI/FS and even during implementation of the remedy.

PREScore 4.1
HRS DOCUMENTATION RECORD

1. WASTESTREAM QUANTITY SUMMARY TABLE, SOURCE: CONTAMINATED SOIL

a. Wastestream ID	
b. Hazardous Constituent Quantity (C) (lbs.)	0.00
c. Data Complete?	NO
d. Hazardous Wastestream Quantity (W) (lbs.)	0.00
e. Data Complete?	NO
f. Wastestream Quantity Value (W/5,000)	0.00E+00

PREScore 4.1
WASTE QUANTITY

2. SOURCE HAZARDOUS WASTE QUANTITY FACTOR TABLE

a. Source ID		CONTAMINATED SOIL	
b. Source Type		Contaminated Soil	
c. Secondary Source Type		N.A.	
d. Source Vol.(yd3/gal)	Source Area (ft2)	0.00	5000.00
e. Source Volume/Area Value		1.47E-01	
f. Source Hazardous Constituent Quantity (HCQ) Value (sum of 1b)		0.00E+00	
g. Data Complete?		NO	
h. Source Hazardous Wastestream Quantity (WSQ) Value (sum of 1f)		0.00E+00	
i. Data Complete?		NO	
k. Source Hazardous Waste Quantity (HWQ) Value (2e, 2f, or 2h)		1.47E-01	

Source Hazardous Substances	Depth (feet)	Liquid	Concent.	Units
PCBs	< 2	YES	1.9E+02	ppm

PREScore 4.1
WASTE QUANTITY

3. SITE HAZARDOUS WASTE QUANTITY SUMMARY

No.	Source ID	Migration Pathways	Vol. or Area Value (2e)	Constituent or Wastestream Value (2f,2h)	Hazardous Waste Qty. Value (2k)
1	CONTAMINATED SOIL	GW-SW-SE-A	1.47E-01	0.00E+00	1.47E-01

4. PATHWAY HAZARDOUS WASTE QUANTITY AND WASTE CHARACTERISTICS SUMMARY TABLE

Migration Pathway	Contaminant Values		HWQVs*	WCVs**
Ground Water	Toxicity/Mobility	1.00E+00	10	2
SW: Overland Flow, DW	Tox./Persistence	1.00E+04	10	18
SW: Overland Flow, HFC	Tox./Persis./Bioacc.	5.00E+08	10	180
SW: Overland Flow, Env	Etox./Persis./Bioacc.	5.00E+08	10	180
SW: GW to SW, DW	Tox./Persistence	1.00E+00	10	2
SW: GW to SW, HFC	Tox./Persis./Bioacc.	5.00E+04	10	18
SW: GW to SW, Env	Etox./Persis./Bioacc.	5.00E+04	10	18
Soil Exposure:Resident	Toxicity	1.00E+04	10	18
Soil Exposure: Nearby	Toxicity	1.00E+04	10	18
Air	Toxicity/Mobility	2.00E+02	10	6

* Hazardous Waste Quantity Factor Values
** Waste Characteristics Factor Category Values

Note: SW = Surface Water
GW = Ground Water
DW = Drinking Water Threat
HFC = Human Food Chain Threat
Env = Environmental Threat

PREScore 4.1
GROUND WATER MIGRATION PATHWAY SCORESHEET

GROUND WATER MIGRATION PATHWAY Factor Categories & Factors	Maximum Value	Value Assigned
Likelihood of Release to an Aquifer Aquifer: WENONAH-MT LAUREL		
1. Observed Release	550	0
2. Potential to Release		
2a. Containment	10	10
2b. Net Precipitation	10	6
2c. Depth to Aquifer	5	3
2d. Travel Time	35	15
2e. Potential to Release [lines 2a(2b+2c+2d)]	500	240
3. Likelihood of Release	550	240
Waste Characteristics		
4. Toxicity/Mobility	*	1.00E+00
5. Hazardous Waste Quantity	*	10
6. Waste Characteristics	100	2
Targets		
7. Nearest Well	50	9.00E+00
8. Population		
8a. Level I Concentrations	**	0.00E+00
8b. Level II Concentrations	**	0.00E+00
8c. Potential Contamination	**	1.68E+02
8d. Population (lines 8a+8b+8c)	**	1.68E+02
9. Resources	5	5.00E+00
10. Wellhead Protection Area	20	0.00E+00
11. Targets (lines 7+8d+9+10)	**	1.82E+02
12. Targets (including overlaying aquifers)	**	1.82E+02
13. Aquifer Score	100	1.06
GROUND WATER MIGRATION PATHWAY SCORE (Sgw)	100	1.06

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

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PREScore 4.1
GROUND WATER PATHWAY TARGETS FOR AQUIFER WENONAH-MT LAUREL

Population by Well

No.	Well ID	Sample Type	Distance (miles)	Level of Contamination	Population

- N/A and/or data not specified

Level I Population Factor: 0.00

Level II Population Factor: 0.00

PREScore 4.1
GROUND WATER PATHWAY TARGETS FOR AQUIFER WENONAH-MT LAUREL

Potential Contamination by Distance Category

Distance Category (miles)	Population	Value
> 0 to 1/4	30.0	1.70E+00
> 1/4 to 1/2	117.0	1.02E+01
> 1/2 to 1	395.0	1.67E+01
> 1 to 2	1140.0	2.94E+01
> 2 to 3	4951.0	6.78E+01
> 3 to 4	3278.0	4.17E+01

Potential Contamination Factor: 168.000

Nearest Well

Level of Contamination: Potential
Distance in miles: 0.60

Nearest Well Factor: 9.00E+00

Resources

Resource Use: YES

Resource Factor: 5.00E+00

Wellhead Protection Area

No wellhead protection area

Wellhead Protection Area Factor: 0.00E+00

PREScore 4.1
GROUND WATER PATHWAY TARGETS FOR AQUIFER POTOMAC-RARITAN-MAGOTHY

Population by Well

No.	Well ID	Sample Type	Distance (miles)	Level of Contamination	Population

- N/A and/or data not specified

Level I Population Factor: 0.00

Level II Population Factor: 0.00

PREScore 4.1
GROUND WATER PATHWAY TARGETS FOR AQUIFER POTOMAC-RARITAN-MAGOTHY

Potential Contamination by Distance Category

Distance Category (miles)	Population	Value
> 0 to 1/4	6.0	4.00E-01
> 1/4 to 1/2	0.0	0.00E+00
> 1/2 to 1	600.0	1.67E+01
> 1 to 2	4728.0	9.39E+01
> 2 to 3	6339.0	6.78E+01
> 3 to 4	18259.0	1.31E+02

Potential Contamination Factor: 309.000

Nearest Well

Level of Contamination: Potential
Distance in miles: 0.10

Nearest Well Factor: 2.00E+01

Resources

Resource Use: YES

Resource Factor: 5.00E+00

Wellhead Protection Area

No wellhead protection area

Wellhead Protection Area Factor: 0.00E+00

PREScore 4.1
SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT SCORESHEET

SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT Factor Categories & Factors DRINKING WATER THREAT	Maximum Value	Value Assigned
Likelihood of Release		
1. Observed Release	550	0
2. Potential to Release by Overland Flow		
2a. Containment	10	10
2b. Runoff	25	0
2c. Distance to Surface Water	25	6
2d. Potential to Release by Overland Flow [lines 2a(2b+2c)]	500	60
3. Potential to Release by Flood		
3a. Containment (Flood)	10	0
3b. Flood Frequency	50	0
3c. Potential to Release by Flood (lines 3a x 3b)	500	0
4. Potential to Release (lines 2d+3c)	500	60
5. Likelihood of Release	550	60
Waste Characteristics		
6. Toxicity/Persistence	*	1.00E+04
7. Hazardous Waste Quantity	*	10
8. Waste Characteristics	100	18
Targets		
9. Nearest Intake	50	0.00E+00
10. Population		
10a. Level I Concentrations	**	0.00E+00
10b. Level II Concentrations	**	0.00E+00
10c. Potential Contamination	**	0.00E+00
10d. Population (lines 10a+10b+10c)	**	0.00E+00
11. Resources	5	0.00E+00
12. Targets (lines 9+10d+11)	**	0.00E+00
13. DRINKING WATER THREAT SCORE	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT SCORESHEET

SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT Factor Categories & Factors HUMAN FOOD CHAIN THREAT	Maximum Value	Value Assigned
Likelihood of Release		
14. Likelihood of Release (same as line 5)	550	60
Waste Characteristics		
15. Toxicity/Persistence/Bioaccumulation	*	5.00E+08
16. Hazardous Waste Quantity	*	10
17. Waste Characteristics	1000	180
Targets		
18. Food Chain Individual	50	2.00E+01
19. Population		
19a. Level I Concentrations	**	0.00E+00
19b. Level II Concentrations	**	0.00E+00
19c. Pot. Human Food Chain Contamination	**	3.30E-03
19d. Population (lines 19a+19b+19c)	**	3.30E-03
20. Targets (lines 18+19d)	**	2.00E+01
21. HUMAN FOOD CHAIN THREAT SCORE	100	2.62

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT SCORESHEET

SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT Factor Categories & Factors ENVIRONMENTAL THREAT	Maximum Value	Value Assigned
Likelihood of Release		
22. Likelihood of Release (same as line 5)	550	60
Waste Characteristics		
23. Ecosystem Toxicity/Persistence/Bioacc.	*	5.00E+08
24. Hazardous Waste Quantity	*	10
25. Waste Characteristics	1000	180
Targets		
26. Sensitive Environments		
26a. Level I Concentrations	**	0.00E+00
26b. Level II Concentrations	**	0.00E+00
26c. Potential Contamination	**	2.70E+01
26d. Sensitive Environments (lines 26a+26b+26c)	**	2.70E+01
27. Targets (line 26d)	**	2.70E+01
28. ENVIRONMENTAL THREAT SCORE	60	3.53
29. WATERSHED SCORE	100	6.15
30. SW: OVERLAND/FLOOD COMPONENT SCORE (Sof)	100	6.15

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
GROUND WATER TO SURFACE WATER MIGRATION COMPONENT SCORESHEET

GROUND WATER TO SURFACE WATER MIGRATION COMPONENT Factor Categories & Factors DRINKING WATER THREAT	Maximum Value	Value Assigned
Likelihood of Release to Aquifer Aquifer: WENONAH-MT LAUREL		
1. Observed Release	550	0
2. Potential to Release		
2a. Containment	10	10
2b. Net Precipitation	10	6
2c. Depth to Aquifer	5	3
2d. Travel Time	35	15
2e. Potential to Release [lines 2a(2b+2c+2d)]	500	240
3. Likelihood of Release	550	240
Waste Characteristics		
4. Toxicity/Mobility/Persistence	*	1.00E+00
5. Hazardous Waste Quantity	*	10
6. Waste Characteristics	100	2
Targets		
7. Nearest Intake	50	0.00E+00
8. Population		
8a. Level I Concentrations	**	0.00E+00
8b. Level II Concentrations	**	0.00E+00
8c. Potential Contamination	**	0.00E+00
8d. Population (lines 8a+8b+8c)	**	0.00E+00
9. Resources	5	0.00E+00
10. Targets (lines 7+8d+9)	**	0.00E+00
11. DRINKING WATER THREAT SCORE	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
GROUND WATER TO SURFACE WATER MIGRATION COMPONENT SCORESHEET

GROUND WATER TO SURFACE WATER MIGRATION COMPONENT Factor Categories & Factors HUMAN FOOD CHAIN THREAT	Maximum Value	Value Assigned
Likelihood of Release		
12. Likelihood of Release (same as line 3)	550	240
Waste Characteristics		
13. Toxicity/Mobility/Persistence/Bioacc.	*	5.00E+04
14. Hazardous Waste Quantity	*	10
15. Waste Characteristics	1000	18
Targets		
16. Food Chain Individual	50	0.00E+00
17. Population		
17a. Level I Concentrations	**	0.00E+00
17b. Level II Concentrations	**	0.00E+00
17c. Pot. Human Food Chain Contamination	**	0.00E+00
17d. Population (lines 17a+17b+17c)	**	0.00E+00
18. Targets (lines 16+17d)	**	0.00E+00
19. HUMAN FOOD CHAIN THREAT SCORE	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
GROUND WATER TO SURFACE WATER MIGRATION COMPONENT SCORESHEET

GROUND WATER TO SURFACE WATER MIGRATION COMPONENT Factor Categories & Factors ENVIRONMENTAL THREAT	Maximum Value	Value Assigned
Likelihood of Release		
20. Likelihood of Release (same as line 3)	550	240
Waste Characteristics		
21. Ecosystem Tox./Mobility/Persist./Bioacc.	*	5.00E+04
22. Hazardous Waste Quantity	*	10
23. Waste Characteristics	1000	18
Targets		
24. Sensitive Environments		
24a. Level I Concentrations	**	0.00E+00
24b. Level II Concentrations	**	0.00E+00
24c. Potential Contamination	**	0.00E+00
24d. Sensitive Environments (lines 24a+24b+24c)	**	0.00E+00
25. Targets (line 24d)	**	0.00E+00
26. ENVIRONMENTAL THREAT SCORE	60	0.00
27. WATERSHED SCORE	100	0.00
28. SW: GW to SW COMPONENT SCORE (Sgs)	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
SOIL EXPOSURE PATHWAY SCORESHEET

SOIL EXPOSURE PATHWAY Factor Categories & Factors RESIDENT POPULATION THREAT	Maximum Value	Value Assigned
Likelihood of Exposure		
1. Likelihood of Exposure	550	550
Waste Characteristics		
2. Toxicity	*	1.00E+04
3. Hazardous Waste Quantity	*	10
4. Waste Characteristics	100	18
Targets		
5. Resident Individual	50	0.00E+00
6. Resident Population		
6a. Level I Concentrations	**	0.00E+00
6b. Level II Concentrations	**	0.00E+00
6c. Resident Population (lines 6a+6b)	**	0.00E+00
7. Workers	15	0.00E+00
8. Resources	5	0.00E+00
9. Terrestrial Sensitive Environments	***	0.00E+00
10. Targets (lines 5+6c+7+8+9)	**	0.00E+00
11. RESIDENT POPULATION THREAT SCORE	**	0.00E+00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.
*** No specific maximum value applies, see HRS for details.

PREScore 4.1
SOIL EXPOSURE PATHWAY SCORESHEET

SOIL EXPOSURE PATHWAY Factor Categories & Factors NEARBY POPULATION THREAT	Maximum Value	Value Assigned
Likelihood of Exposure		
12. Attractiveness/Accessibility	100	1.00E+01
13. Area of Contamination	100	5.00E+00
14. Likelihood of Exposure	500	5.00E+00
Waste Characteristics		
15. Toxicity	*	1.00E+04
16. Hazardous Waste Quantity	*	10
17. Waste Characteristics	100	18
Targets		
18. Nearby Individual	1	1.00E+00
19. Population Within 1 Mile	**	6.00E-01
20. Targets (lines 18+19)	**	1.60E+00
21. NEARBY POPULATION THREAT SCORE	**	1.44E+02
SOIL EXPOSURE PATHWAY SCORE (Ss)	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
AIR PATHWAY SCORESHEET

AIR MIGRATION PATHWAY Factor Categories & Factors	Maximum Value	Value Assigned
Likelihood of Release		
1. Observed Release	550	0
2. Potential to Release		
2a. Gas Potential to Release	500	300
2b. Particulate Potential to Release	500	220
2c. Potential to Release	500	300
3. Likelihood of Release	550	300
Waste Characteristics		
4. Toxicity/Mobility	*	2.00E+02
5. Hazardous Waste Quantity	*	10
6. Waste Characteristics	100	6
Targets		
7. Nearest Individual	50	2.00E+01
8. Population		
8a. Level I Concentrations	**	0.00E+00
8b. Level II Concentrations	**	0.00E+00
8c. Potential Contamination	**	9.00E+00
8d. Population (lines 8a+8b+8c)	**	9.00E+00
9. Resources	5	0.00E+00
10. Sensitive Environments		
10a. Actual Contamination	***	0.00E+00
10b. Potential Contamination	***	1.00E+00
10c. Sens. Environments(lines 10a+10b)	***	1.00E+00
11. Targets (lines 7+8d+9+10c)	**	3.00E+01
AIR MIGRATION PATHWAY SCORE (Sa)	100	6.55E-01

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.
*** No specific maximum value applies, see HRS for details.